WARRANTY DEED

BOOK 5097 PAGE 214

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,500.00

Tommy M. Lunsford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December, 19 76

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PARKWAY, GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOMMY M. LUNSFORD, (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	11D-48340
226 HARRIS STREET (STREET ADDRESS OR ROUTE NUMBER)	1835 SAVOY DRIVE, N.E. (STREET ADDRESS)	52-1
MADISON, TENNESSEE 37115 (CITY) (STATE) (P. O. ZIP)	ATLANTA, GEORGIA 30341 (CITY) (STATE) (ZIP)	35

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RICHARD L. GRAY and wife, LINDA M. GRAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY M. LUNSFORD and NORA V. LUNSFORD, TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 35, Block "B", on the Plan of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 50.3 feet on the southerly side of Harris Street, and extends back between parallel lines 174 feet on the west line and 168 feet on the east line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Richard L. Gray and wife, Linda M. Gray, by deed from Richard A. Helton and wife, Vicki L. Helton, of record in Book 4642, page 957, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 226 Harris Street, Madison, Tennessee 37115
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10 day of December, 1976

Richard L. Gray
RICHARD L. GRAY

Linda M. Gray
LINDA M. GRAY

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard L. Gray and wife, Linda M. Gray

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this day of December, 1976

Commission Expires October 24, 1978 — Notary Public

DOUGLAS BERRY * NOTARY PUBLIC * DAVIDSON COUNTY, TENN. * STATE AT LARGE

STATE OF
County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon {his oath / their several oaths} acknowledged {himself / themselves} to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that {he / they} as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

WITNESS my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____ Notary Public

D 8 1 4 1 7

IDENTIF. REFERENCE

DEC 16 9 34 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

DEC16'76 CONV 17,500.00
DEC16'76 S'TAX B* 45.50
DEC16'76 PR'FEE B* .50
DEED B* 4.00 * 50.00

WARRANTY DEED

FROM
RICHARD L. GRAY, et ux

TO
TOMMY M. LUNSFORD and
NORA V. LUNSFORD

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. — Livery of Seizin

Compliments of
Title Associates, Inc.

REPRESENTING
U.S.LIFE TITLE INSURANCE
Company of New York